



AQUIND Limited

AQUIND INTERCONNECTOR

Statement of Common Ground Between
AQUIND Limited and Grainger Plc.
Agreed Draft

The Planning Act 2008

Document Ref: 7.5.21
PINS Ref.: EN020022

AQUIND Limited

AQUIND INTERCONNECTOR

Statement of Common Ground Between
AQUIND Limited and Grainger Plc.
Agreed Draft

PINS REF.: EN020022

DOCUMENT: 7.5.21

DATE: 6 OCTOBER 2020

WSP
WSP House
70 Chancery Lane
London
WC2A 1AF
+44 20 7314 5000
www.wsp.com

DOCUMENT

Document	Statement of Common Ground with Grainger Plc.
Revision	001
Document Owner	WSP UK Limited
Prepared By	A. Hardwick & A.O'Sullivan
Date	June 2020
Approved By	M. Wood
Date	October 2020

CONTENTS

1.	INTRODUCTION AND PURPOSE	1-1
1.1.	PURPOSE OF THE STATEMENT OF COMMON GROUND	1-1
1.2.	DESCRIPTION OF THE PROPOSED DEVELOPMENT	1-1
1.3.	THIS STATEMENT OF COMMON GROUND AND THE ROLE OF GRAINGER PLC.	1-2
2.	RECORD OF ENGAGEMENT UNDERTAKEN TO DATE	2-3
3.	SUMMARY OF TOPICS COVERED BY THE STATEMENT OF COMMON GROUND	3-5
3.1.	TOPICS COVERED IN THE STATEMENT OF COMMON GROUND	3-5
4.	CURRENT POSITION	4-6
4.1.	PLANNING POLICY	4-6
4.2.	LAND ACQUISITION / RIGHTS	4-6
5.	SIGNATURES	5-8

TABLES

Table 2-1 – Consultation with Grainger Plc.	2-3
Table 4-1 – Planning Policy	4-6
Table 4-2 – Land Acquisition / Rights	4-6

1. INTRODUCTION AND PURPOSE

1.1. PURPOSE OF THE STATEMENT OF COMMON GROUND

1.1.1.1. A Statement of Common Ground ('SoCG') is a written statement produced as part of the application process for an application for a Development Consent Order ('DCO') and is prepared jointly by the applicant and another party. A SoCG sets out the matters of agreement between both parties, matters where there is not agreement and matters which are under discussion.

1.1.1.2. In this regard paragraph 58 of the Department for Communities and Local Government's guidance entitled "Planning Act 2008: examination of applications for development consent" (26 March 2015) hereafter referred to as DCLG Guidance) describes a SoCG as follows:

"A statement of common ground is a written statement prepared jointly by the applicant and another party or parties, setting out any matters on which they agree. As well as identifying matters which are not in real dispute, it is also useful if a statement identifies those areas where agreement has not been reached. The statement should include references to show where those matters are dealt with in the written representations or other documentary evidence."

1.1.1.1. The aim of a SoCG is to assist the Examining Authority to manage the examination of an application for a DCO by providing an understanding of the status of matters at hand and allowing the Examining Authority to focus their questioning. The effective use of SoCG is expected to lead to a more efficient examination process.

1.1.1.2. A SoCG may be submitted prior to the start or during an Examination and updated as necessary or as requested during an Examination.

1.2. DESCRIPTION OF THE PROPOSED DEVELOPMENT

1.2.1.1. AQUIND Limited ('the Applicant') submitted an application for the AQUIND Interconnector Order (the 'Order') pursuant to Section 37 of the Planning Act 2008 (as amended) (the 'PA2008') to the Secretary of State ('SoS') on 14 November 2019 (the 'Application').

1.2.1.2. The Application seeks development consent for those elements of AQUIND Interconnector (the 'Project') located in the UK and the UK Marine Area (the 'Proposed Development').

1.2.1.3. The Project is a new 2,000 MW subsea and underground High Voltage Direct Current ('HVDC') bi-directional electric power transmission link between the South Coast of England and Normandy in France. By linking the British and French electric power grids it will make energy markets more efficient, improve security of supply and enable greater flexibility as power grids evolve to adapt to different sources of renewable energy and changes in demand trends such as the development of electric

vehicles. The Project will have the capacity to transmit up to 16,000,000 MWh of electricity per annum, which equates to approximately 5 % and 3 % of the total consumption of the UK and France respectively.

1.2.1.4. The Proposed Development includes:

- HVDC Marine Cables from the boundary of the UK Exclusive Economic Zone to the UK at Eastney in Portsmouth;
- Jointing of the HVDC Marine Cables and HVDC Onshore Cables;
- HVDC Onshore Cables;
- A Converter Station and associated electrical and telecommunications infrastructure;
- High Voltage Alternating Current ('HVAC') Onshore Cables and associated infrastructure connecting the Converter Station to the Great Britain electrical transmission network, the National Grid, at Lovedean Substation; and
- Smaller diameter Fibre Optic Cables to be installed together with the HVDC and HVAC Cables and associated infrastructure.

1.3. THIS STATEMENT OF COMMON GROUND AND THE ROLE OF GRAINGER PLC.

1.3.1.1. This SoCG has been prepared jointly by the Applicant and the Grainger Plc. in accordance with the DCLG Guidance and precedent examples of SoCG available on the Planning Inspectorate's ('PINS') website.

1.3.1.2. Grainger Plc. is interested in the Proposed Development as a landowner within the Order Limits.

1.3.1.3. For the purpose of this SoCG the Applicant and Grainger Plc. will be jointly referred to as the 'Parties'.

2. RECORD OF ENGAGEMENT UNDERTAKEN TO DATE

2.1.1.1. The table below sets out a summary of the key meetings and correspondence between the Parties in relation to the Proposed Development.

Table 2-1 – Consultation with Grainger Plc.

Date	Form of Contact	Summary
May 2017 – August 2020	Calls and Emails	Engagement with respect to permissions for surveys on Grainger land including but not limited to geotechnical surveys, great crested newt surveys & Phase 1 ecology surveys.
14/01/2019	Email	A meeting was requested to provide a general update on the project and discuss the potential to install the Aquind cable route via the West of Waterlooville MDA following feedback from Hampshire County Council (Highways).
30/01/2019	Teleconference	General update on the development of the Aquind Project, including the upcoming statutory consultation as well as the progress being made on Grainger's developments in Waterlooville. Grainger stated they were opposed to a cable route through the West of Waterlooville MDA as they were undertaking a long-term development consisting of 14 phases and they would not support any infrastructure unrelated to their own development further complicating their programme and introducing uncertainty for potential buyers of the development plots they will be selling off.
17/04/2019	Call	Call with Grainger Development Manager to deal with any outstanding queries in advance of Grainger submitting feedback via the Statutory Consultation process.
14/10/2019	Teleconference	General update on the development of the Aquind Project, including submission of the application for Development Consent as well as the progress being made on Grainger's developments in Waterlooville.
14/02/2020	Heads of Terms	Heads of Terms for the property rights required by Aquind issued to Grainger.
30/04/2020	Videoconference	Videoconference to discuss the relationship of the West Waterlooville MDA and the Proposed Development. Phasing, easements, and the Alternative route through the MDA were covered.

Date	Form of Contact	Summary
10/09/2020	Videoconference	Videoconference to discuss the Statement of Common Ground.

3. SUMMARY OF TOPICS COVERED BY THE STATEMENT OF COMMON GROUND

3.1. TOPICS COVERED IN THE STATEMENT OF COMMON GROUND

3.1.1.1. The following topics discussed between the Applicant and Grainger Plc. are discussed in this SoCG:

- Planning Policy
- Land Acquisition/Rights
- Phasing

4. CURRENT POSITION

4.1. PLANNING POLICY

Table 4-1 – Planning Policy

Ref.	Description of matter	Current Position	RAG
Planning Policy			
4.1.1	Development Plan	The land at West of Waterlooville (also known as the Berewood development) is allocated under policy H46 of the Havant Local Plan (insofar as it relates to the Order Limits)	Agreed
4.1.2	Planning Permission (Cumulative)	The Order Limits encompass land in West Waterlooville Developments Limited / Grainger Plc's control, which is subject to an extant planning permission for infrastructure development associated with the delivery of approximately 2,550 dwellings, a local centre, community and employment uses (Havant Borough Council reference APP/10/00828).	Agreed

4.2. LAND ACQUISITION / RIGHTS

Table 4-2 – Land Acquisition / Rights

Ref.	Description of matter	Current Position	RAG
Land Acquisition / Rights			
4.1.1	Easements	Easements are sought on Plot 4-36 and 5-12. Heads of Terms were issued on 14 February 2020 and are subject to ongoing discussions between the parties. The draft DCO (Examination Library Reference APP-019), Schedule 2, Requirement 6 requires the submission and approval of detailed design prior to the construction of any phase of Work No.4 (as defined in the draft DCO) including the proposed layout, cable burial depths and indicative location of joint bays, link boxes and pillars within the Order Limits. Those approvals will determine the final extent of the easement required.	Ongoing
4.1.2	Alternatives	The Environmental Statement Chapter 2, Consideration of Alternatives (APP-117) represents an adequate and proportionate assessment and the conclusions are agreed between the parties. Section 2.6.3 identifies the potential impacts of the Proposed Development on the delivery programme for the West Waterlooville MDA. With regards to the potential for the West Waterlooville MDA development to support infrastructure unrelated to the development (including the Proposed Development) Grainger advised that this could complicate their delivery programme, introduce construction delays and introduce uncertainty to potential buyers/occupiers, taking into account the long term nature of the construction associated with the development, comprising 14 phases. Due to the proposed timing of construction of the Proposed Development and the delivery programme for the West Waterlooville MDA, being a strategic housing and employment allocation, both parties concluded that the Proposed Development routing through this area was not a feasible alternative.	Agreed
4.1.3	Phasing (draft DCO)	Grainger have raised concerns about the potential conflicts of the Proposed Development on the delivery of development at Berewood, specifically works in the vicinity of highway access points into Berewood, most specifically Ladybridge roundabout which is subject to a S278 agreement under the Highways Act 1980 (and s106 agreement for the West Waterlooville MDA planning application), which forms a critical phase to the delivery programme for the West Waterlooville MDA. The Applicant will continue to liaise with West Waterlooville Developments /Grainger Plc. regarding the progress of the Application and future phasing of the proposed development, including any future adoption of land parcel 5-12 to the highway authority.	Agreed

Ref.	Description of matter	Current Position	RAG
		<p>The Applicant will continue to liaise with West Waterlooville Developments/Grainger Plc, and/or any future land owner, on the timing and progress for works associated with plot 4-11, 4-13, 4 – 36 and 4-38.</p> <p>West Waterlooville Developments/Grainger Plc request that all design work is shared prior to any works being undertaken in order to ensure that it will not have an adverse impact on the adjacent residential development.</p> <p>West Waterlooville Developments/Grainger Plc agrees to works being carried out on the land on the basis that the land is reinstated to its former condition following any works on site, including future maintenance. This includes reinstatement of the hedgerow as required, in compliance with requirements 15 (Construction and environmental management plan) and 22 (Restoration of land used temporarily for construction) of the draft DCO (APP-019).</p>	

5. SIGNATURES

Ref.	Grainger Plc.	AQUIND (the Applicant)
Signature		
Printed Name		
Title		
On behalf of	Grainger Plc.	AQUIND Limited
Date		

